



Legislation Text

File #: 18-0806 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: May 25, 2021

DISCUSSION - NOTICE OF INTENT TO LEASE CRA-OWNED PROPERTIES LOCATED AT 182 & 186 NW 5th AVENUE

Recommended Action:

Provide direction as it relates to the Notices of Intent to Lease the CRA-owned properties located at 182 & 186 NW 5th Avenue (Properties) and the proposals received.

Background:

On July 31, 2020, CareerSource Palm Beach County vacated the CRA-owned property located at 186 NW 5th Avenue. Subsequently, on October 6, 2020, Monogram Closet submitted its 30-day notice to terminate its lease of the CRA-owned property located at 182 NW 5th Avenue. CRA Staff is currently in the process of performing minor repairs and preparing the Properties to lease.

At the October 27, 2020, CRA Board meeting, the CRA Board provided direction on the type(s) of tenants the CRA Board believed would be best to occupy the Properties. The Public Notices of Intent to Lease the Properties stated that the Properties shall be leased to a qualified tenant *“for a commercial use with daytime, nighttime, and weekend operating hours. Commercial uses shall be retail/specialty shop, restaurant/café, and/or artist gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach’s Land Development Regulations. Commercial use shall not include office space. Non-profit organizations shall be excluded and will not be considered.”*

Both Properties are located within the City of Delray Beach’s West Settler’s Historic District, and the CRA’s Community Redevelopment Plan (Plan) identifies the NW/SW 5th Avenue corridor within the NW & SW 5th Avenue Beautification Project #2.1 (Project #2.1). The objective of this Project #2.1 is “to revitalize the corridor into a thriving district for neighborhood businesses and cultural activities.” More specifically, the CRA’s Project #2.1 calls for the encouragement of “minority business development” and “providing diverse neighborhood shopping, services, and cultural facilities for area residents and visitors.”

The Public Notices of Intent to Lease the Properties were published on Monday, February 8, 2021, and the last day to submit proposals was on Friday, May 7, 2021. The Public Notices were published in the Palm Beach Post, posted online on our webpage, hung up at City Hall, and distributed to various community partners, including the Downtown Development Authority, Greater Delray Beach Chambers of Commerce. During this period, seven (7) proposals to lease and one (1) letter of intent to purchase the Properties. The proposals and letter of intent are included with this item as Exhibit D and listed in the below table.

Proposal Received	Type of Business	Proposer
Educating the Mind, Body, and Soul - 182 NW 5 th Avenue	Trauma Informed Yoga Studio	Raiko Knight / Educating the Mind Body and Soul, LLC
Let's Talk Café & Social Networking Bar - Did not specify location	Café / Business Services	Christopher Redding/ Let's Talk Innovation, LLC
Nicole's House - 182 NW 5 th Avenue	Restaurant	Nicole Myers & Chinasa Thompson
Roots and Fruits Smoothie Bistro - 182 NW 5 th Avenue	Smoothie Bistro & Café	Kenya C. Madison
Serene MedSpa - 186 NW 5 th Avenue	Medical Spa	Serena Spates
Visual Adjectives - 186 NW 5 th Avenue	Retail / Gallery	Michelle Lawrence & Edward Stinson / Visual Adjectives, LLC
Visual Adjectives - 182 NW 5 th Avenue	Retail / Gallery	Michelle Lawrence & Edward Stinson/ Visual Adjectives, LLC
Letter of Intent to Purchase 182 & 186 NW 5 th Avenue	Not Available	Thrive Foundation

At this time, CRA Staff is requesting the CRA Board provide direction as it relates to the Notices of Intent to Lease the Properties and the seven (7) proposals to lease and one (1) letter of intent to purchase the Properties located at 182 & 186 NW 5th Avenue. More specifically, whether the six (6) proposals are in line with the types of tenants the CRA Board would like to occupy the Properties and CRA Staff should move forward with conducting a deeper analysis of the proposals and provide the CRA Board with a recommendation at the next CRA Board meeting, whether the CRA Board would like to consider the letter of intent to purchase the Properties, or whether the Public Notices of Intent to Lease the Properties should be published again to solicit more proposals.

Attachment(s): Exhibit A - Location and Photos; Exhibit B - CRA Community Redevelopment Plan Project #2.1: NW & SW 5th Avenue Beautification; Exhibit C - Public Notices of Intent to Lease; Exhibit D - Proposals and Letter of Intent to Purchase Received